

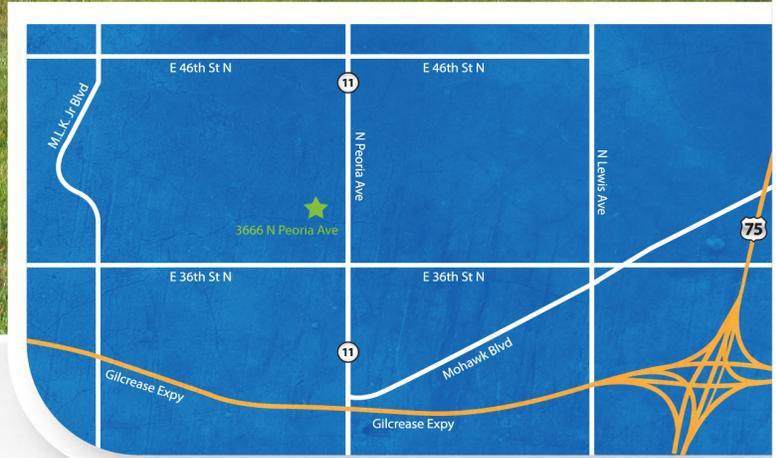


NOTICE OF AUCTION STATE OF OKLAHOMA

Office of Management and Enterprise Services (OMES)
Capital Assets Management (CAM)
Real Estate & Leasing Services (REALS)

FOR SALE

UNIMPROVED LAND LOCATED NEXT TO
3666 N. PEORIA AVE., TULSA, OK 74106



AUCTION DATE

Friday, Nov. 18, 2016, at 10:00 a.m.

LEGAL DESCRIPTION

A tract of land that is a part of the Southeast Quarter of the Southeast Quarter (SE/4-SE/4) of Section Thirteen (13), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being more particularly described as follows: COMMENCING at the Southeast Corner of said Section 13; Thence due North along the East line of said Section 13 for a distance of 450.00 feet; Thence South 89°50'09" West for a distance of 65.00 feet to the Northeast corner of MARKET ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; Thence continuing South 89°50'09" West along the northerly line of said MARKET ADDITION for a distance of 596.73 feet; Thence North 0°00'47" East for a distance of 284.43 feet; Thence South 89°51'55" West for a distance of 396.21 feet to a point on the easterly right-of-way line of the MIDLAND VALLEY RAILWAY COMPANY Railroad; Thence North 5°51'20" East along said easterly right-of-way line for a distance of 464.00 feet to a point of curve; Thence northeasterly on a curve to the right having a radius of 5,679.58 feet and a central angle of 1°16'52", a chord bearing and distance of North 6°29'46" East- 126.99 feet for an arc length of 126.99 feet to the Southwest corner of ADWON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; Thence North 89°52'23" East along the southerly line of said ADWON ADDITION for a distance of 546.16 feet to the Northwest corner of AMERICAN STATE BANK ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; Thence due South along the westerly line of said AMERICAN STATE BANK ADDITION for a distance of 200.00 feet to the Southwest corner of said AMERICAN STATE BANK ADDITION; Thence South 89°52'23" West along a westerly extension of the southerly line of said AMERICAN STATE BANK ADDITION for a distance of 80.05 feet; Thence due South for a distance of 383.91 feet; Thence North 89°50'09" East for a distance of 252.03 feet; Thence due South for a distance of 85.06 feet; Thence North 89°50'09" East for a distance of 213.03 feet to a point that is 65.00 feet westerly of as measured perpendicularly to said East line of Section 13; Thence due South, parallel with and 65.00 feet westerly of as measured perpendicularly to said East line of Section 13 for a distance of 202.95 feet to the POINT OF BEGINNING of said tract of land. Said described tract of land contains 10.598 acres, more or less.

DIRECTIONS

The property is located next to 3666 N. Peoria Ave., Tulsa, OK, north of Gilcrease Expressway between E. 36th St. and E. 46th St.

PROPERTY CONDITION

The subject property is an unimproved irregular shaped site of land that wraps around the Oklahoma Department of Human Services north Tulsa County facility located at 3666 N. Peoria Ave.
(per appraiser). PROPERTY SELLS "AS IS, WHERE IS."



TERMS & CONDITIONS OF AUCTION

GENERAL INFORMATION

ANNOUNCEMENTS ON THE DAY OF SALE SUPERCEDE ALL OTHER ANNOUNCEMENTS, ORAL OR WRITTEN. Interested bidders may inspect the property from 10:00 a.m. to 12:00 p.m. on Wednesday, Nov. 9, 2016. The Office of Management and Enterprise Services reserves the right to reject any or all bids at the sealed bid auction. **NO BID IS OFFICIALLY ACCEPTED UNTIL APPROVAL BY THE DIRECTOR OF REAL ESTATE AND LEASING SERVICES.** Bids will be opened at the Will Rogers Bldg., 2401 N. Lincoln Blvd, Oklahoma City, OK, in the 2nd floor conference room on Friday, Nov. 18 at 10:00 a.m. OMES staff will publicly open and tabulate bids on the auction date; sale to the highest bidder with OMES approval.

APPRAISED VALUE

\$160,000. Pursuant to state statute the property may not be sold for less than 90 percent of the appraised value.

- 1.** SEALED BIDS MUST BE HAND DELIVERED BEFORE 5:00 P.M., OR POSTMARKED, NO LATER THAN Monday, Nov. 14, 2016. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY OMES NO LATER THAN THE BID OPENING DATE AND TIME. Mailing address: Office of Management and Enterprise Services, ATTN: REALS, P.O. Box 53448, OKC, OK 73152, or hand delivered to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105.
- 2.** Official Real Estate and Leasing Services bid form must be signed by the bidder or an authorized representative.
- 3.** Each bid must be accompanied by a check in the amount of 10 percent of the bidder's bid amount as earnest money deposit, made payable to the Office of Management and Enterprise Services. Checks will be returned to unsuccessful bidders.
- 4.** Bids must be enclosed in a SEALED envelope, bearing the notation on the outside of the envelope "BID for auction - Sale of unimproved land in Tulsa, OK."
- 5.** The State of Oklahoma makes no warranties or representations of any kind, and the property is being sold "as is-where is" and subject to all easements, right-of-ways and restrictions of record. Prospective bidders are advised to inspect the property for themselves prior to bidding. All acreages and square footage are approximate and should be measured prior to bidding by interested bidders.

POST AUCTION

Buyers will be responsible for paying all their own costs of closing, and any other associated costs for the purchase of the property. The buyer is required to execute the sales contract within five days from the auction date. If the buyer fails to execute the sales contract, then the seller may, at the seller's option, retain all earnest money paid by the buyer. Closing will be set within 30 days of the execution of the sales contract, unless an alternative date is agreed upon between the parties.

Possession will be given to the purchaser after the closing of the sale at the title company and after full payment of the purchase price has been tendered to the Office of Management and Enterprise Services; conveyance will be by quit claim deed, surface rights only.

Bid packets will be available at the walk-through, by phone: **405-521-3819** or email: **infoREALS@omes.ok.gov**

This notice is also published electronically at:

http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Underutilized_Property_Auctions/ &

http://www.ok.gov/DCS/Real_Estate_&_Leasing_Services/Requests_for_Proposal_&_Notices.html



I HEREBY SUBMIT MY SEALED BID FOR THE SALE OF THE PROPERTY DESCRIBED BELOW:

Property Address: Unimproved land located next to 3666 N. Peoria Ave., Tulsa, OK 74106

Legal Description: A tract of land that is a part of the Southeast Quarter of the Southeast Quarter (SE/4-SE/4) of Section Thirteen (13), Township Twenty (20) North, Range Twelve (12) East of the Indian Base and Meridian, City of Tulsa, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, said tract of land being more particularly described as follows: COMMENCING at the Southeast Corner of said Section 13; Thence due North along the East line of said Section 13 for a distance of 450.00 feet; Thence South 89°50'09" West for a distance of 65.00 feet to the Northeast corner of MARKET ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; Thence continuing South 89°50'09" West along the northerly line of said MARKET ADDITION for a distance of 596.73 feet; Thence North 0°00'47" East for a distance of 284.43 feet; Thence South 89°51'55" West for a distance of 396.21 feet to a point on the easterly right-of-way line of the MIDLAND VALLEY RAILWAY COMPANY Railroad; Thence North 5°51'20" East along said easterly right-of-way line for a distance of 464.00 feet to a point of curve; Thence northeasterly on a curve to the right having a radius of 5,679.58 feet and a central angle of 1°16'52", a chord bearing and distance of North 6°29'46" East - 126.99 feet for an arc length of 126.99 feet to the Southwest corner of ADWON ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; Thence North 89°52'23" East along the southerly line of said ADWON ADDITION for a distance of 546.16 feet to the Northwest corner of AMERICAN STATE BANK ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; Thence due South along the westerly line of said AMERICAN STATE BANK ADDITION for a distance of 200.00 feet to the Southwest corner of said AMERICAN STATE BANK ADDITION; Thence South 89°52'23" West along a westerly extension of the southerly line of said AMERICAN STATE BANK ADDITION for a distance of 80.05 feet; Thence due South for a distance of 383.91 feet; Thence North 89°50'09" East for a distance of 252.03 feet; Thence due South for a distance of 85.06 feet; Thence North 89°50'09" East for a distance of 213.03 feet to a point that is 65.00 feet westerly of as measured perpendicularly to said East Line of Section 13; Thence due South, parallel with and 65.00 feet westerly of as measured perpendicularly to said East line of Section 13 for a distance of 202.95 feet to the POINT OF BEGINNING of said tract of land. Said described tract of land contains 10.598 acres, more or less, according to the recorded plat thereof.

\$	DOLLARS
Bid Amount	

STATE OF OKLAHOMA, OFFICE OF MANAGEMENT AND ENTERPRISE SERVICES, REAL ESTATE AND LEASING SERVICES (REALS) RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND/OR WAIVE ANY INFORMALITY.

By making a formal bid, and by my signature below, I acknowledge and hereby certify that I have read, understood and agree to the TERMS OF THE PUBLIC NOTICE OF SEALED BID AUCTION FOR THE ABOVE DESCRIBED PROPERTIES, published by the State Of Oklahoma, Office of Management and Enterprise Services for the above described property. I hereby approve and accept all of the terms and conditions of the Sealed Bid Notice. **My check made out to the Office of Management and Enterprise Services in the amount of 10 percent of my bid amount is enclosed.**

Date of Bid

(Bidder's Signature)

(Print Bidder's Name)

(Bidder's Signature)

(Print Bidder's Name)

(Physical Address – MUST be provided – no P.O. Boxes)

(Mailing Address, if different)

(Phone)

(Cell or Alternate Phone)

(Email Address)

Sealed BIDS must be hand delivered before 5:00 p.m., or postmarked, no later than Monday, Nov. 14, 2016. IF POSTMARKED BY THE DEADLINE, THE BID MUST ALSO BE RECEIVED BY REALS NO LATER THAN THE BID OPENING DATE AND TIME. By mail: Real Estate and Leasing Services, P.O. Box 53448, OKC, OK 73152, or delivered to REALS, Will Rogers Building, 2401 N. Lincoln Blvd., Room 212, Oklahoma City, OK 73105. Bids will be opened **Friday, Nov. 18, 2016.**

Contact Information: Call 405-521-3819 or email: infoREALS@omes.ok.gov